

## **Safeway Community Meeting**

June 8, 2011

7:30 - 9:00pm

Sister Cities - Room 1101

Attendees:

Applicant: Avis Black – Safeway

Lee Quill – Architect

Duncan Blair – Attorney

City Staff: Gwen Wright, Development Division Chief, P&Z

Pat Escher, Principal Planner, P&Z

10 Citizens were in attendance:

The meeting began with introductions, questions and discussion about the proposed renovation of the Safeway store at 3524 King Street. The proposed redevelopment of the Safeway store would entail demolishing the existing store and replace it with a “lifestyle Safeway” store. This store model type includes more amenities such as an oven hearth bakery, larger deli selection, more organic food choices and a sit down seating area. Safeway has been selecting stores nationwide to reinvest and upgrade their stores to provide better and more varied choices for their customers.

As part of the improvements, the Safeway store is proposing to have structure parking at grade with the actual store located on a second level above the parking structure. This model is very similar to the newly constructed Safeway store located in Georgetown. Oversized elevators would transport customers with their carts to and from the ground level parking structure to the store above.

Since the parking structure is at grade with a ceiling height greater than 7’-6” it is consider floor area. Even though this area is not habitable it would increase the floor area of the site by a .5 ratio which exceeds the existing Commercial General zone district. At the March meeting it was requested that staff review investigate different alternatives that Safeway could use to proceed with this redevelopment.

The following is a list of the various alternatives:

Alternatives to allow construction of a “lifestyle Safeway”:

1. Zone District Map Amendment from Commercial General (CG) to Office Commercial Zone District (OC) with a proffer tying the rezoning to the specific development proposal.
2. Zoning Ordinance Text Amendment to increase the allowable floor area for all existing CG sites by an additional .5 floor area. This would allow a Floor Area Ratio of 1.0 with a DSUP review process and design criteria.
3. Zoning Ordinance Text Amendment to increase specific existing CG sites that have a freestanding grocery store, to increase the allowable floor area by an additional .5 floor area. This would allow a Floor Area Ratio to a 1.0 with a DSUP review process and design criteria.
4. Require the applicant to meet the existing CG zone's .5 FAR limit by providing either underground or roof top parking that would not be counted toward the gross floor area.

Each of these alternatives were discussed with the pro's and con's to each approach, after which the applicant's architect gave a brief presentation about the site design and layout. The design includes:

- Relocation the loading area off of King Street,
- Creating a more urban edge on King street by moving the building closer to the sidewalk, and
- Acknowledging the more vegetative nature along Braddock Avenue by providing a similar treatment along this frontage that will incorporate sustainable stormwater treatment methods.

The meeting was adjourned with the anticipation that Safeway would submit their first concept plan in the near future.